**TRANSFER
TAX
PAID**

38-51

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT I, Bryan Roscoe of Waterville, County of Kennebec, State of Maine, with a mailing address of 27 Merryfield Avenue, Waterville, Maine 04901, for consideration paid, grant to Gregory Garber, Waterville, County of Kennebec, State of Maine, with a mailing address of 4 Lynn Street, Waterville, Maine 04901, with warranty covenants, a certain lot or parcel of land situated on the west side of Lynn Street Extension in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

Beginning at a point on the west side of Lynn Street as extended, which point marks the southeasterly corner of the premises herein conveyed, and also the northwesterly corner of premises owned formerly by Lorette Levesque; thence in a northerly direction along the west side of Lynn Street as extended a distance of 111.61 feet; thence in a northwesterly direction in a line parallel with the northerly line of the said Levesque property a distance of 103.1 feet; thence southerly in a line parallel with the west side of Lynn Street as extended along the easterly side of land of King a distance of 111.61 feet to the northwest corner of land formerly of Levesque; thence southeasterly along said Levesque's northeasterly line a distance of 103.1 feet to the point of beginning.

Being the same premises conveyed to the grantor herein by a Deed of Distribution from the Estate of Joan C. Roscoe dated September 22, 1995, and recorded in the Kennebec County Registry of Deeds in Book 5031, Page 111.

Witness my hand and seal this 29th day of June, 2009.

_____   _____
Witness   Bryan Roscoe

STATE OF MAINE
KENNEBEC, SS.   June 29, 2009

Personally appeared the above-named Bryan Roscoe and acknowledged the foregoing Warranty Deed by him subscribed to be his free act and deed.

Before me,

_____
Martha A. Phillips, Notary Public
My Commission Expires 1/18/2016

Return to:
Jamie I. Nichols, Esq.
Sherman & Sandy
P.O. Box 499
Waterville, ME 04903-0499

SEAL